

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, OCTOBER 6, 2014, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 214-12 – RICHARD W. REDNISS, Text Change**, proposed text changes to the DW-D District include increasing maximum ground coverage to 60%, increasing maximum offsite infrastructure bonus to .50 FAR, decreasing minimum side yard setback to zero or 4 feet, establishing lower parking standards, establishing a new standard for calculating BMR bonus density and increasing maximum density, preserving the view corridor up to 50%, specifying landscaping buffers and removing Alternate Standards (*continued from September 29, 2014*).
2. **Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change**, Applicant proposes to change approximately 3.09 acres of property located at 112 Southfield Avenue, Block #25, from C-WD to DW-D which includes 0.09 acres of Southfield Avenue and a lot area measured to the U.S. Harbor (*continued from September 29, 2014*).
3. **Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue**, Applicant requests approval of a General Development Plan, Special Exceptions and Coastal Site Plan to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district (*continued from September 29, 2014*).
4. **Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue**, Applicant requests approval of Final Site and Architectural Plans and Coastal Site Plan Review to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district (*continued from September 29, 2014*).
5. **Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street**, Applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development, and Site and Architectural Plans to reconfigure and add 121 new parking spaces for a total of 307 parking spaces at Cytec located at 1937 West Main Street in an M-L district. Realignment of the parking areas, islands and traffic signals will facilitate improved traffic circulation for the proposed development and construction of an 183,493 s.f. flex-industrial building and smaller building on an adjoining parcel.
6. **Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2**, Applicant requests approval of a Special Exception under Section

7.5 to permit Large Scale Development and Site and Architectural Plans requesting approval to construct an 183,493 s.f. flex-industrial building and a smaller (6,124 s.f.) building to be used for retail and/or industrial/flex purposes with associated parking.

7. **Application 214-09 – GEORGE STUART FARQUHARSON DOWNIE, Text change,** to Amend Article II, Section 3A, Definition 91 (School, Non-Public) to nursery, primary and secondary levels only and to limit uses to include dormitories connected with such schools and to delete references to colleges and dormitories and to exclude fraternities and sororities. Consistent changes also made to Article III-Section 4-AA 1.3p and Appendix A Table 1 41 – School, Non-Public (91) [footnote 2].

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: September 29, 2014

PENDING APPLICATIONS:

1. Application 214-12 – RICHARD W. REDNISS, Text Change
2. Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change
3. Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue
4. Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue,
5. Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street
6. Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2
7. Application 214-09 – GEORGE STUART FARQUHARSON DOWNIE, Text change

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT